

**SHERIFF'S SALE
VALUABLE REAL PROPERTY**

STATE OF MARYLAND
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Rothschild Development LLC vs Deborah C. Palsha in the Circuit Court for Montgomery County, Maryland Case No. 424579-V have this 16th day of December 2016, seized and taken into execution all the right and title, claim, interest, and estate, at the time the judgment became a lien on the property, both at law and in equity of the said Deborah C. Palsha, of, in, to, and about the following described property to wit:

Real property of Deborah C. Palsha, located at 10532 Cambridge Court, Montgomery Village, MD 20886 and further described as All that property situate in Montgomery County, State of Maryland, and described as Lot numbered Three Hundred Fifty-eight (358) in the subdivision known as "Plat 88, STEDWICK, MONTGOMERY VILLAGE" as per plat recorded in Plat Book 89, at Plat No. 9501 among the Land Records of Montgomery County, Maryland.

BEING the same property conveyed unto Deborah C. Palsha, by deed recorded in Liber 20384 at Folio 717 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Deborah C. Palsha's interest only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. In order to obtain clear title, the cost of conveyance and outstanding senior liens must be paid by the purchaser.

I hereby give notice that I will sell all the right, title, claim, interest and estate both in law and in equity of the said Deborah C. Palsha, and, of, in, to, and about the above described property to the highest bidder for cash at the Maryland Avenue entrance of the Judicial Center, 50 Maryland Avenue, Rockville, Maryland on April 20, 2017 at 10:10 am.

TERMS OF SALE:

A deposit of \$5,000 of the purchase price will be required at the time of the sale, balance due within 10 days after ratification from the courts. Deposit and remaining balance must be paid in U.S. currency, certified check or cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$5,000.00 deposit in hand.

In the event of default by said purchaser and at their risk and expenses, the Sheriff may declare the deposit forfeited and resell the premises. In such event the defaulting purchaser will be liable for payment of all costs and expenses of both sales. The forfeited deposit, less expenses, will be credited towards the judgment after the final ratification. This sale will be final after ratification from the courts.

Darren M. Popkin, Sheriff
Montgomery County, Maryland